



**SCOTTSDALE DEVELOPMENT REVIEW BOARD  
KIVA - CITY HALL  
3939 N. DRINKWATER BOULEVARD  
JULY 13, 2006  
STUDY SESSION MINUTES **APPROVED 7-20-2006****

**PRESENT:** Betty Drake, Councilman  
Jeremy A. Jones, Vice Chairman  
Steven Steinberg, Commissioner  
E.L. Cortez, Design Member  
Michael D'Andrea, Development Member  
David Brantner, Development Member  
Michael Schmitt, Design Member

**STAFF:** Lusia Galav  
Don Hadder  
Bill Peifer  
Kira Wauwie  
Jeff Ruenger  
Mac Cummins  
Dan Symer

**CALL TO ORDER**

The study session of the Scottsdale Development Review Board was called to order by Councilwoman Drake at 12:23 p.m.

1. **REVIEW DRB CASES**

**CONSENT AGENDA**

4. 68-DR-2000#4 Lot 22 @ Perimeter Center - DHL Campus

In response to a question by Board Member D'Andrea, Mr. Hadder confirmed that the parking lots are shared; there is one continuous parking lot across the site as well as a lot across the street. The high elements on the two ends of the building are mechanical units and are also designed to be decorative. Board Member D'Andrea commented that if the end units are mechanical and are not occupied spaces they did not need to use glass in that area.

5. 69-DR-2000#3 Chase Bank

In response to an inquiry by Vice-Chairman Jones, Ms. Wauwie clarified that there are 63 parking spaces as opposed to the required 18 because the parking is related to the site as a whole.

Councilwoman Drake mentioned that one citizen submitted a non-speaking card opposing the project unless the ATM hours were changed to close at 11 p.m. and the peak roof is changed so that it would not interfere with the mountain views. She noted that it is not within the purview of the Development Review Board to require certain business hours. Vice-Chairman Jones opined that the single point that the roof creates is relatively small and compatible with the mountain line; he did not object to the roof design.

6. 6-PP-2004#2 Boulders Villas

7. 12-DR-2004#2 Boulders Villas

Ms. Galav noted that cases 6-PP-2004#2 and 12-DR-2004#2 are the same Applicant and were included in one staff report.

In response to a question by Vice-Chairman Jones, Ms. Wauwie clarified that in order to reach lot number two as well as lots three through five it would be necessary to go around from Westland through the internal drive to the cul-de-sac. Vice-Chairman Jones opined that if lots one and two were divided in the other direction they would be accessible from the main drive entry. Ms. Wauwie depicted on the site plan where Tract C, which is not part of the project, has access from the drive road where the gate is sited. Councilwoman Drake remarked that there would be advantages to having access from the cul-de-sac rather than having two lots accessed off the main drive.

In response to a question by Board Member D'Andrea, Ms. Wauwie clarified that six individual live work building colors have been identified and an additional color scheme was chosen for the office support facility which is the same as color scheme number four. The developer has proposed that the color schemes be chosen on a lot by lot permitting basis.

8. 81-DR-2005#2 FirstBank Branch @ Fry's Shopping Center

9. 84-DR-2005 Silo Urbis 77 (Silo Urban Homes)

Ms. Galav recalled the project had come before the Board during study session on two other occasions; this was the formal application for the project.

Board Member D'Andrea thanked the developer for taking the Development Review Board's input and incorporating it into a fantastic concept and design. Councilwoman Drake remarked that the project had come a long way from the first presentation. She thanked the Applicant for working well with the Board and staff.

10. 112-DR-2005 Atrium 7700

Vice-Chairman Jones commented that he was having difficulty understanding the elevations; he could not match the need for windows with what was seen in the elevations. Mr. Symer confirmed that there were no windows on the street elevations; all of the windows face into the courtyard area.

Board Member D'Andrea stated that improvements on the site would be positive; however he too was having difficulty understanding the design. He requested that the application be pulled to the regular agenda in order to provide an opportunity for the Applicant to bring clarification to the project.

11. 34-DR-2006 Paseo Village Remodel

Councilwoman Drake requested that this item be pulled to the regular agenda.

12. 40-DR-2006 Nystrom Offices

Vice-Chairman Jones remarked that a request to remove three of the stipulations was included in the Applicant's narrative. He opined the request was reasonable and wondered if it should be included in the motion. Ms. Galav suggested the item be pulled to the regular agenda in order to determine the details of the request.

13. 41-DR-2006 Scottsdale Healthcare/Grayhawk Medical Office Building

Vice-Chairman Jones stated that he wished more buildings would reflect the need for consideration of the sun and the desert setting. He noticed several flaws in the diagrams of the sun angle studies provided with the application which led him to believe there was not a complete understanding of how sun angles work. He opined that the building was not adequately designed for the sun.

Vice-Chairman Jones requested that the item be pulled to the regular agenda for further discussion.

14. 53-DR-2006 SGA Hangars

Councilwoman Drake mentioned that a card was received from a citizen wishing to speak on item 68-DR-2000#4.

Alvin Rees 7419 East Thunderhawk Road addressed the Board. He expressed concerns about the overall parking during the construction phase of the project. He noted that he was not opposed to the project but would like information concerning further construction plans.

Mr. Hadder explained because it is such a large campus the materials storage will be shuffled during different phases of construction. When the project is completed there will be a surplus of 200 spaces. Mr. Hadder agreed to review the parking lot plans with Mr. Rees.

## **REGULAR AGENDA**

15. 14-DR-2006 64th Street Reservoir - Security

Ms. Galav stated that the Applicant, the City of Phoenix, requested the case be continued to a date to be determined in order to provide time to continue working with homeowners in the neighborhood.

16. 17-DR-2006 68th Street & Thomas Road

17. 11-PP-2005 Arroya Bonita

Ms. Galav noted that staff had no issues with the case and suggested moving the item to the consent agenda.

Councilwoman Drake mentioned that two citizen input cards had been submitted. She noted that Mr. Snook did not wish to speak but requested that sewer lift station number 10 be removed as part of the Arroya Bonita application. Councilwoman Drake requested that Mr. Berry speak with Mr. Snook on the subject.

Mr. George Helser addressed the Board on behalf of Happy Valley Ranch and Vistana homeowners associations. He presented photographs of lift station number 10 depicting that even with landscaping it was an eyesore in the neighborhood. He noted that Mr. Chatervette (phonetic) who owned the property most affected by the lift station had been told the station would be removed when the Arroya Bonita project was developed. The homeowners associations are opposed to the Arroya Bonita development until the movement of lift station number 10 is incorporated into the project.

Mr. Berry clarified that the developer would be happy to move both of the offending lift stations, unfortunately there has been difficulty acquiring one of the necessary access easements. Assuming the access can be granted the Applicant will pay for the relocation of the lift stations. It is beyond the control of the developer or the City. Mr. Berry agreed to the addition of a stipulation requiring relocating the lift stations when the required connections can be arranged.

Councilwoman Drake stated that the item could be moved to consent with the added stipulation.

Ms. Galav noted the item would need to be voted on separately because Board Member Brantner had recused himself from the case.

Board Member Brantner requested the item be left on the regular agenda in order to allow for other neighbors who were planning to arrive for the regular hearing to participate in the discussion.

**Study session recessed at 1:02 p.m. to commence the regular meeting and continued at 3:08 p.m.**

## **STUDY SESSION**

### **1. Hayden Peak Crossing Pads A&E, Cases 87-DR-2004#3, & 87-DR-2004#4, Discussion of Canvas**

Ms. Wauwie addressed the Board, noting that the commercial shopping center was returning to study session upon the request of the Board because of a concern about the awning material placement on two of the pad center buildings. She presented a site plan depicting the buildings of concern, pad E and pad A.

Councilwoman Drake announced that she would need to be recused from the discussion.

Ms. Wauwie continued, explaining that the proposed fabric would be Sunbrella, which has demonstrated good durability. Included in the packets were copies of previously approved building elevations for the remainder of the center and some photographs of the buildings which are currently under construction.

Board Member Schmitt commented that he had no problem with the selected material. In response to a question by Board Member Schmitt concerning recourse the City would have if a project were to fall into disrepair and no longer complied with a DRB approval, Ms. Wauwie explained that situation would be a code enforcement situation.

Board Member D'Andrea commented on the high quality of the Fry's signature store located in the shopping center. In regard to a question by Board Member D'Andrea regarding pad B, Ms. Wauwie commented that staff would look at the difference in the pitched roof and the arched roof before the presentation on July 20.

Vice-Chairman Jones stated that the Board was in favor of the project as it was proposed.

### **2. Silverstone MEDCP (2-MP-2006)**

This item will be brought to the next study session on July 20, 2006. Councilwoman Drake requested that it be placed first on the study session agenda.

### **3. Mercado Verde (Scottsdale Mall) Exterior Upgrades, 277-PA-2006**

Mr. Peifer addressed the Board. He noted that the Mercado Building was built in 1978 as part of the City redevelopment project. He reviewed the many changes the complex has gone through over the years and presented pictures depicting the proposed color and texture changes to the building. Mr. Peifer clarified that the project would be staff approved unless the Development Review Board had concerns.

Vice-Chairman Jones opined that the project looked good.

Councilwoman Drake opined that the proposal would be an improvement to the building.

## **ADMINISTRATIVE REPORT**

Ms. Galav verified that all Board Members received the partial packet for the July 20, 2006 meeting.

### **DRB Staff Approvals**

- 48-DR-2006 Windgate Ranch Parcel M Temporary Sales Complex

The Development Review Board had no objections to this item being staff approved.

In response to a question by Board Member D'Andrea, Ms. Galav clarified that she personally prefers to have a motion when moving an item from one agenda list to another during a meeting. She will remind the Board to provide a motion in the future.

## **ADJOURNMENT**

With no further business to discuss, Councilwoman Drake moved for adjournment at 3:27 p.m.

Respectfully submitted,  
AV-Tronics, Inc.